



**4 bedrooms. Stunning Semi Detached Property. Bay Fronted Lounge Leading To Dining Rm & Family Rm With Vaulted Ceiling. Extended Dining Kitchen With Quality B/I Apps. Walk-In Dressing Rm & En-Suite. Large Brick Built Home-Office.**



**ENTRANCE HALL**

Long entrance hall. Panel radiator. Open stairs allowing access to the first floor landing. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed windows and modern composite door to the front elevation. Door to under-stairs store cupboard with light. Quality engineered oak laminate flooring. Archway leading to inner hall/cloaks room.

**CLOAKS AREA**

Recess ideal for large wardrobes. Inset ceiling lights. Quality engineered oak laminate flooring. Panel radiator. Part glazed door leading to the inner hall. Archway leading to the entrance hall. Large opening leading into the extended dining kitchen.

**INNER HALL**

Quality engineered oak laminate flooring. Inset ceiling lights. Door allowing access to the garage. Door allowing access to the ground floor shower room/w.c.

**GROUND FLOOR SHOWER ROOM (WET ROOM) 8' 2" maximum into the recess x 5' 8" (2.49m x 1.73m)**

L-shaped. Modern suite comprising low level w.c. Wash hand basin on half pedestal with chrome coloured mixer tap. Quality tiled walls and floor. Chrome coloured mixer shower and rain head shower above. Chrome coloured panel radiator. Inset ceiling lights. Recess with back lit mirror. Extractor fan.

**GARAGE 17' 0" x 9' 2" (5.18m x 2.79m)**

Wall mounted Baxi Gas combination central heating boiler. Power and light. Houses modern electrical consumer unit. Electrically operated up and over door to the front elevation. Towards the rear of the garage is a stainless steel sink unit with drainer and mixer tap.

**EXTENDED KITCHEN 17' 2" x 17' 0" (5.23m x 5.18m)**

Excellent selection of quality high gloss eye and base level units. Base units having extensive granite work surfaces above. Various power points and down lighting over. Further range of base units with plumbing and space for dishwasher and washing machine. Granite work surface over that extends out to a breakfast bar to one side. Modern one and half bowl sink unit with drainer and chefs tap. Power points over. High level TV point. Ample space for slide-in range style oven. Currently houses a modern range style Stoves oven; gas hob & electric oven below. Built-in Stoves extractor fan/light above. Built-in AEG microwave oven. Large recess ideal for American style fridge/freezer if required. Good selection of drawer and cupboard space including pan drawers. Quality tiled floor with underfloor heating. Inset ceiling lights. Two uPVC double glazed windows to the rear allowing pleasant views of the landscaped gardens. uPVC double glazed double opening french doors allowing access out to the side patio.

**BAY FRONTED LOUNGE 14' 6" x 11' 10" maximum into the chimney recess (4.42m x 3.60m)**

Attractive chimney breast with recess ideal for electric fire set on a raised granite hearth. TV and telephone points. Panel radiator. Low level power points. Coving to the ceiling with inset ceiling lights. Large archway into the dining room. Attractive walk-in bay with uPVC double glazed windows towards the front elevation allowing pleasant views of the landscaped front garden.

**DINING AREA 10' 8" x 10' 0" (3.25m x 3.05m)**

Panel radiator. Low level power points. Coving to the ceiling with inset ceiling lights. Part glazed door allowing access to the entrance hall. Large archway to the sunroom/family room that leads onto the kitchen.

**FAMILY ROOM 8' 10" x 6' 6" (2.69m x 1.98m)**

Extended off the dining room. Vaulted ceiling with two velux timber double glazed skylight windows to the rear. Easy access into the large extended dining kitchen. uPVC double glazed window towards the rear.

**FIRST FLOOR LANDING**

Loft access point. Built-in ladder providing easy access to the loft. Built-in store cupboard. Doors to principal rooms.

**BEDROOM 1 11' 0" minimum excluding entrance recess x 9' 0" (3.35m x 2.74m)**

Timber effect laminate flooring. Low level power points. Inset ceiling lights. Panel radiator. uPVC double glazed window to the front allowing pleasant views of the landscaped front garden and excellent views out to the front elevation. Arch leading into the dressing room.

**DRESSING ROOM 8' 0" x 0' 0" (2.44m x 0.00m)**

Built-in wardrobes with double opening doors. Centre shelving unit. Matching shelving unit on opposite side. Further wardrobe. High level shelf. Fitted carpet. Inset ceiling lights. Easy access into the en-suite.

**EN-SUITE 9' 0" x 3' 10" (2.74m x 1.17m)**

Modern low level w.c. with concealed cistern. Wash hand basin with chrome coloured mixer tap set on an attractive work surface with cupboard space below. Wall mounted mirror with inset lighting. Quality tiled walls. Glazed shower cubicle with chrome coloured mixer tap and rain head shower above. Chrome coloured panel radiator. Inset ceiling lights. uPVC double glazed frosted window towards the rear.

**BEDROOM 2 15' 2" maximum into the bay x 10' 8" (4.62m x 3.25m)**

Bay fronted. Quality fitted carpet. Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. Attractive walk-in bay with uPVC windows to both the side and front elevations allowing fantastic views out to the front.



**BEDROOM 3** 10' 8" x 9' 10" (3.25m x 2.99m)

Timber effect laminate flooring. Low level power point. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window to the rear allowing views of the landscaped rear gardens and towards the Cloud on the horizon.

**BEDROOM 4** 7' 10" maximum into the recess x 7' 2" (2.39m x 2.18m)

Timber effect laminate flooring. Panel radiator. Over stairs store cupboard. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front.

**FAMILY BATHROOM** 8' 0" x 5' 10" (2.44m x 1.78m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap. Creda electric shower over. Part tiled walls. Built-in store cupboard. Chrome coloured panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed frosted window to the rear.

**EXTERIOR FRONT**

The property is approached via a wide recently flagged driveway allowing ample off road parking. Good sized mature lawn garden to one side with well kept flower and shrub beds. Brick walling and gate post forming the front boundary. Lantern reception light. Easy access to the garage.

**EXTERIOR REAR** 13' 4" x 7' 6" (4.06m x 2.28m) *Summer house/home office*

Immediately off the kitchen is an elevated indian stone flagged patio area. Reception lighting. uPVC double glazed double opening french doors allowing access to the kitchen. Indian stone flagged steps lead down to a circular ornamental indian stone flagged patio area under a covered pagoda. At the rear is an astro turfed landscaped garden with meandering block paved pathways. Excellent selection of quality shrubs and plants. Raised established borders to either side of the garden. Towards the head of the garden is a brick built summer house/home office that has both power and light. uPVC double glazed double opening french doors with uPVC side panel windows. Overhang to the front and side with down lighting. Pleasant decked area allowing excellent views back towards the property. Further steps lead to a large timber decked patio/bbq area with timber fencing forming the boundaries. Various outside power points. Security lighting.

**VIEWING**

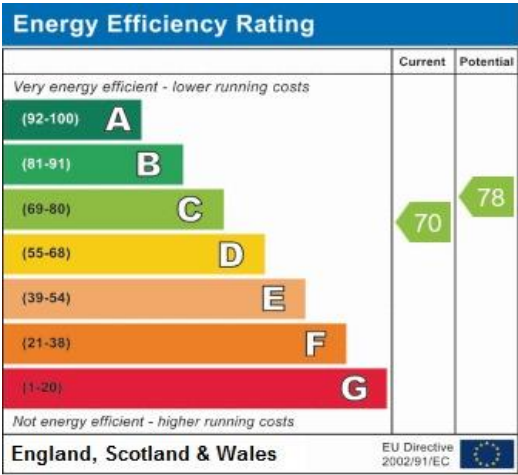
Is strictly by appointment via the selling agent.



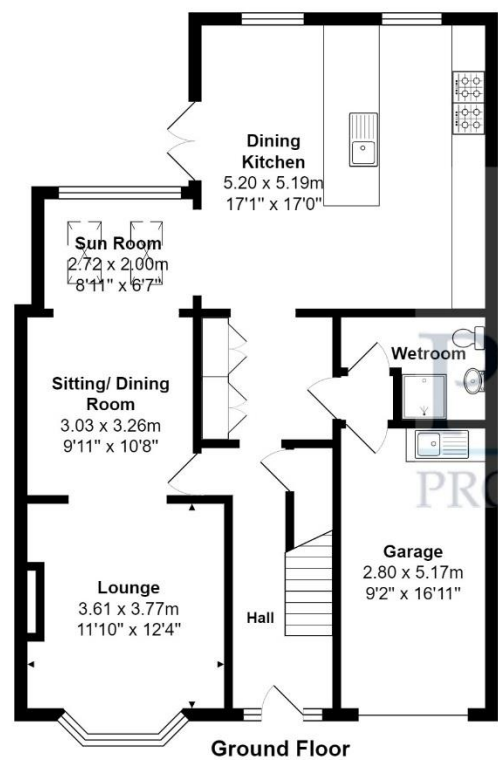








Address:  
Park Lane, Knypersley



All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed  
Total Area: 167.1 m<sup>2</sup> ... 1798 ft<sup>2</sup>

